

AFFIDAVIT of MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Jeff Springer, do hereby certify that on August 26, 2020, I deposited 72 postage-affixed envelopes in the Salem post office, each containing a true and correct copy of the NOTICE OF PUBLIC HEARING on the application for Comp Map Amend - Minor Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03; Application No. 20-108811-ZO:

A consolidated application to change the Comprehensive Plan Map Designation, Neighborhood Plan Change and Zone change of an approximately 0.30-acre land area from Single Family Residential with RS (Single Family Residential) zoning to Multiple Family with RH (Residential High-Rise) zoning. The application includes a Class 3 Site Plan Review, Class 1 Design Review to develop a 19-unit multi-family complex and five Class 2 Adjustments to:

- 1) Setback adjustment from 12-feet abutting a street (including special setback) to 4.25-feet for ADA landing (SRC 515.010(b)).
- 2) Reduce overall common space 3,870 square feet to 3,331 square feet. (SRC 702.020(a)(1))
- 3) Reduce the common open space dimension standard reduced from 25-feet on all sides to 20-feet. (SRC 702.020(a)(1)(A))
- 4) Reduce windows in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk to only provide windows on one wall. (SRC 702.020(c)(1))
- 5) To allow the building to not provide an architectural detail which is intended to visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors. (SRC 702.020(e)(10))

The subject site is an approximately 0.30 acres in size, zoned RS (Single Family Residential), and located at 905 and 925 Cottage Street NE (Marion County Assessor map and tax lot number: 073W23CB / 14301 and 073W23CB/ 14300).

A copy of this notification is in the case file. Notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, August 26, 2020.



Jeff Springer, IT Document Services Supervisor

RECEIVED

AUG 28 2020

COMMUNITY DEVELOPMENT